

La Voz de La Gente

Santa Fe County Supports Fair Housing

October 2014

Emergency After Hours Telephone Number

William Baca - Maintenance
Supervisor (505)490-0345

Rodney Martinez
Joseph Gonzales
Carlos Maestas
(505)-412-1613

Resident Council Meetings

Santa Cruz Resident Council will meet October 9, 2014 @ 10:00 AM at
153 Camino de Quintana

Valle Vista Resident Council will meet October 14, 2014 @ 6:00 PM at
the Valle Vista Office

Jacobo Resident Council will meet October 20, 2014 @ 5:00 PM at 57
Camino de Jacobo

**Open to all Resident – Please come and Support your
Neighborhoods!!**

Family Self-Sufficiency Program (FSS)

Topic: Life Coaching

The next meeting for the FSS Program is Tuesday October 28, 2014 at 5:30 PM
at 52 Camino de Jacobo (main Office)

Holidays in October

Columbus Day - October 13th –
the office will be closed in
observance of the holiday
National Boss Day – October
16th
Halloween – October 31st



Community Halloween Parties



Santa Cruz at the Abedon Lopez Center on October 24th
6:00PM – 7:30 PM

Jacobo at 57 Camino de Jacobo on October 25th
1:00 AM – 3:00 PM

Valle Vista at the Valle Vista Community Center on October 25th
6:30 PM - 8:00 PM

**Come and dress up in your best Halloween Costume and enjoy the
games and the food. There will be prizes!!!!**

An Old Wives Tale About Seeing Your Future Husband

Wait until midnight on Halloween. Go stand in front of a mirror in the dark and then light a candle. While staring at your own face, take a bite out of an apple and slowly brush your hair at the same time. Concentrate hard. Slowly your face will morph into that of your future husband. Another option is to peel the apple in a single strip and then throw the peel over your left shoulder. These peels will then spell out the initials of your future husband (a cynical man might change his name to something beginning with C or S). In some versions the woman's face does not morph—instead a vision of her Prince Charming will appear behind her and stare back at her in the mirror. **For those looking for a husband; try it what do you have to lose.**

Pet Policy

The tenant's lease and the Housing Authority's Pet Policy states that the tenant must get permission from the Housing Authority BEFORE the tenant can bring a pet to their unit. Oops! Most of the tenant's with pets forgot (selected memory I like to call it) that part of the lease. And as was promised; below is a list of tenants that will be scheduled to meet with the Executive Director for failure to abide by the Pet Policy.

99 Camino de Roberto	6A San Mateo Way	58 Camino de Jacobo
143 Camino de Quintana	13 Sierra Place North	48 Camino de Jacobo
135 Camino de Quintana	3A Las Lomas Dr.	3 Camino de Jacobo

Here are a few units that either have a cat or a dog that is not registered with the Housing Authority. You have until October 15th to get the pet registered or a meeting will be scheduled. There will be more address listings in the next newsletter.



Live Smoke Free of Santa Fe

Live Smoke Free Santa Fe will be offering Smoking Cessation Training at all three housing sites.

Wednesday November 5th in Santa Cruz at 153 Camino de Quintana at 5:30 PM

Saturday November 8th in Valle Vista at the Valle Vista Community Center at 10:00 AM

Saturday November 8th in Jacobo at 57 Camino de Jacobo at 11:00 AM

Door Prizes At Each Training

Tobacco and Secondhand Smoke

*There is no safe level of exposure to secondhand smoke.

*Children with Asthma are likely to have more frequent or severe asthma attacks.

*Even a small amount of exposure is harmful, especially to children and seniors.

For more information or help quitting call

1-800-QUIT NOW

Lease Renewal

WHEN YOU ARE SCHEDULED TO RENEW YOUR LEASE: Make the scheduled appointment and have the documentation required with you. You have sufficient time to gather the information needed and make the necessary arrangements to attend the meeting. **You will need current income, current taxes, cash assistance benefits, food stamps benefits, current bank statement, child support received, and Social Security benefits.**

New Flat Rents – Effective November 1, 2014

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Jacobo	546	641	843	865	0
Santa Cruz	582	684	932	981	1049
Valle Vista	539	637	830	862	0

Note: Flat Rents for current tenants will start at their next recertification (lease renewal)

Santa Fe County Housing Authority Board
October 28, 2014
Legal Conference Room
10:00 a.m.

AMENDED AGENDA

- I. Call to Order
- II. Roll Call
- III. Introductions
- IV. Approval of Agenda (Action)
- V. Approval of Minutes (Action)
- VI. Approval of Resolution 2014 - __ HB, a Resolution Requesting Authorization to Make a Budget Adjustment to the Fund 229, Home Sales (Action)
- VII. Approval of Resolution 2014-__ HB, a Resolution Approving the Santa Fe County Housing Authority's Amended Admissions and Continued Occupancy Policy (ACOP), Effective 10/31/2014 (Action)
- VIII. Resolution 2014- HB, a Resolution Amending Resolution 2014-09HB to Replace Exhibit A (**Flat Rent Schedule**) (Action)
- IX. Discussion Regarding Utility Easement for Sewer Line for the Jacob D. Martinez Site (Discussion)
- X. **Presentation and** Formal Direction Regarding Affordable Housing Project at the Galisteo Site (Action)
- XI. Housing Authority Updates: (Discussion)
 - a. Site Improvement Plan/CFP Update
 - b. Vacancy Update
 - c. Director's Report
- XII. Public Comments (Discussion)
- XIII. Matters from the Board (Discussion)
- XIV. Executive Session (Discussion)
 - a. Discussion of the Purchase, Acquisition or Disposal of Real Property or Water Rights, as Allowed by Section 10-15-1(H)(8) NMSA 1978 – Utility Easement for Jacob D. Martinez Site
- XV. Direction regarding Acquisition of Utility Easement at 1345 Camino de Los Lopez for a Utility Easement for Sewer Line Placement for the Jacob D. Martinez Site (Action)

Adjournment

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

September 30, 2014

This meeting of the Santa Fe County Housing Authority was called to order on the above-cited date in the Santa Fe County Legal Conference Room, at the County Courthouse at approximately 10:00 a.m. by County Commission Chair Danny Mayfield.

Roll call indicated the presence of a quorum with the following Board members present:

Members Present:

Danny Mayfield, Commissioner
Liz Stefanics, Commissioner [late arrival]
Miguel Chavez, Commissioner
Kathy Holian, Commissioner
Frances Ong, Resident Member
Joseph Loewy, Community Member

Member(s) Excused:

Robert Anaya, Commissioner

Staff Present:

Katherine Miller, County Manager
Ron Pacheco, Housing Authority Director
Rachel Brown, Deputy County Attorney
Teresa Martinez, Finance Director
Steve Brugger, Affordable Housing Administrator
Tony Flores, Assistant County Manager
David Griscom, Economic Development
Victor Gonzales, Housing Authority Staff
Deanna Lopez, Housing Administrator
Marcus MacDonald, Housing Accountant
Chris Barela, Constituent Services
Lisa Katonak, County Manager's Office

Others Present:

Michele Hunter, NM ED

III. Introductions

Those present introduced themselves.

IV. Approval of Agenda

Commissioner Holian moved to approve the agenda. Commissioner Chavez seconded and the motion passed by unanimous [5-0] voice vote. [Commissioner Stefanics was not present for this action.]

V. Approval of Minutes: August 26, 2014

Mr. Pacheco noted a typo on page 3.

Commissioner Chavez moved approval of the minutes as corrected and Commissioner Holian seconded. The motion carried unanimously 5-0. [Commissioner Stefanics was not present for this action.]

VI. Approval of Resolution 2014-14 HB, A Resolution Requesting Authorization to Make a Budget Adjustment to the CFP 2011 Fund

Mr. Pacheco said the resolution authorizes staff to close out the capital fund for 2011 and allows for the replacement of maintenance equipment that will assist staff in improving vacated units' turnaround time.

Mr. Loewy moved to approve Resolution 2014-14HB. His motion was seconded by Commissioner Holian and passed by unanimous [5-0] voice vote. [Commissioner Stefanics was not present for this action and arrived shortly thereafter.]

VII. Approval of a Memorandum of Understanding Between the Santa Fe County Housing Authority and the Turquoise Trail Resident Council, the Jacob D. Martinez Resident Council and the Valle de Esperanza Resident Council

Mr. Pacheco said this MOU is renewed on an annual basis and is a HUD requirement. He said the MOU incentivizes resident council members with a stipend for participating in their community.

Mr. Loewy asked if Santa Fe County was in sync with HUD in regards to incentives. Mr. MacDonald said the County was and has not exceeded the HUD guidelines.

Mr. Pacheco identified an executive resident council member as an elected officer and said those individuals are eligible to receive the stipend.

Commissioner Chavez moved to approve the MOU. Commissioner Holian seconded and the motion passed by unanimous [6-0] voice vote.

VII. Housing Authority Updates

A. Site Improvement Plan/CFP Update

Mr. Gonzales reported on the extension of the main sewer line at the Jacob D. Martinez site, bathroom remodels at the Santa Cruz site, asbestos abatement in preparation of a unit sale at Valle Vista site and water metering at the Santa Cruz site.

Chair Mayfield recalled an issue at the Santa Cruz site having to do with Española charging an elevated water rate. Mr. Pacheco said staff has not investigated the issue fully and will do so in the future.

Mr. Gonzales said the Boys & Girls Club at the Santa Cruz site will be paying their own water bills.

B. Vacancy Update

Noting that late summer/fall is challenging in terms of unit turnover, Mr. Pacheco stated they are at about 95 percent occupancy. He mentioned an additional concern of overtime and comp time with the maintenance crew to address this; Mr. Gonzales will be determining which units require the most work and will develop a RFP to contract for that work.

Mr. Pacheco said ICAST, International Center for Appropriate and Sustainable Technology, is a non-profit that works with local partners to develop sustainable solutions to the infrastructure and economic development needs of underserved rural communities. ICAST reviewed the public housing facilities and found them to be in excellent condition and exceptionally maintained. The only significant savings measure they identified was that the forced air furnaces need to be replaced. Mr. Pacheco said Mr. Gonzales had already begun investigating the furnaces before the ICAST review. Staff will consult with ICAST, who may be helpful in assessing grants to help with the project. Staff expects to gain 12 percent in energy efficiency with the new furnaces.

Mr. Loewy mentioned that Mitsubishi and other manufacturers make a ductless heating air pump that numerous housing authorities are installing in public housing. Mr. Pacheco said he would look into it.

Commissioner Mayfield suggested staff research whether grants are available for photovoltaics (PV) at the housing units, especially the Santa Cruz site where there is no shade. Commissioner Holian recommended staff meet with Craig O'Hare.

Mr. Pacheco mentioned the continued education his staff has taken advantage of.

IX. Galisteo Project Update: Request for Authorization to Procure a Traffic Study

Commissioner Stefanics advised staff that the Board requested Galisteo appear as an action item to provide formal direction on the site on this month's agenda. Mr. Pacheco said after meeting with the City land use and traffic staff the requirement of a traffic study surfaced. He said he erroneously did not include the requested action item.

Mr. Pacheco apologized and said he would include the action item for direction to staff on the next agenda and said the request before the Board is for a traffic study as required by the City.

Commissioner Mayfield asked whether the County now has to negotiate with the City on County-owned property. Mr. Pacheco said the staffs are not negotiating, rather discussing how best to understand development of the property. The City traffic engineer said the intersection of Rodeo and Galisteo is already considered overloaded. The traffic study will identify the amount of current traffic and the impact of additional development. Development of the property requires a step-by-step process and the traffic study appeared to be the first step.

Commissioner Mayfield asked why the County needs City zoning approval. Deputy Attorney Rachel Brown said in terms of development and standards for that development the County does not fall within any jurisdiction of the City. However, there is an ongoing discussion regarding zoning. Additional information is needed on that topic.

Commissioner Mayfield requested that the issue of zoning authority be included on next month's agenda with an invitation extended to the appropriate City representative.

Commissioner Stefanics said the question of the County's authority versus the City's authority needs to be clarified before proceeding with a traffic study.

Commissioner Holian said the residents near the proposed site have expressed concern regarding the type of development on the site. The area is already experiencing traffic problems at Zia and St. Francis. She supported conducting a traffic study to better understand whether there are ways to improve the traffic flow in the area.

Mr. Pacheco mentioned that if the site is developed as a senior facility its impact will be much less than that of multi-family development. He repeated that the traffic study is the first step and having that information provides greater transparency in the process.

County Manager Miller said Suby Bowden provided a site feasibility study which did not contain a traffic study. She recalled that a zoning change would be needed.

Commissioner Stefanics said the determination of whether the property will be developed as senior housing or multi-generational/purpose and population is relevant to a traffic study. Further, the legal issues of the County developing the property require clarity.

Mr. Pacheco said the traffic study will provide a baseline on the existing traffic to better project what type of project the area can absorb. According to the City traffic engineer, Rodeo and Galisteo is already stressed and may require a signal.

Assistant Manager Flores said a traffic impact analysis/study is based upon trip analysis which is derived from the property use. Different models could be plugged into the study and he agreed with Mr. Pacheco that a senior housing center would have less traffic. The number of DUs (dwelling units) based on zoning is part of the analysis.

Mr. Pacheco said Steve Brugger and Penny Ellis-Green were present at the meeting with the City regarding the traffic study. The other developer in the area, Merritt Brown, has not submitted plans. However, while it's not an official decision the City sees that Galisteo and Zia will have to be reconfigured and moved back.

Affordable Housing Administrator Brugger said a traffic study usually assumes the worst case and that would be the maximum number of units the sites can carry with the presumption of surface parking and storage of the voting machines. Whether the units are rental or for sale would not affect the study. County staff could develop that analysis, stated Mr. Brugger. Family versus senior would make a difference but the analysis would assume the greatest development.

Mr. Brugger said a policy decision to consider is whether or not legally the City requirements need to be followed or whether the County wants to do that. He corroborated Commissioner Holian's comments about neighborhood interest in the site development.

Commissioner Chavez cautioned that the project should not be viewed in a vacuum and the impact on the area residents and infrastructure must be considered.

Commissioner Stefanics pointed out that there was no formal decision about continuing the storage of the voting machines at the site. With the County developing campuses it may not be efficient to store the machines on the Galisteo property.

Ms. Miller pointed out there are legal requirements associated with the voting machines and one is that all machines can be turned on at once for testing purposes. Another issue is the Clerk's desire to keep the machines in the proximity of downtown. A conversation with Clerk Salazar is necessary.

Ms. Ong said the Board should move cautiously in making decisions to ensure the use matches the financial expenditures.

Mr. Pacheco said a senior project has tremendous merit allowing for small units, least amount of parking and traffic and the possibility of obtaining tax credits. He said the County will not be eligible for the current tax credit program and can apply during the next cycle.

Ms. Miller added that the County was not in position for the current round of tax credits until the questions regarding zoning, traffic, etc. are resolved. She said the tax credit program is available annually.

Referring to last month's minutes, Commissioner Stefanics said the Board was to take action on what they wanted on the site and then to direct staff to start the process to hire a consultant to develop a package for the January tax deadline. She said it is important to know what the City wants in the traffic study and determine whether staff can compile that information.

Mr. Pacheco said the tax credit package can be developed for next cycle. He noted that a development consultant will cost approximately \$150,000. The environmental review of the property needs to be addressed.

County Economic Development Administrator David Griscom said the County submitted the required paperwork for the Phase II environmental site assessment. Phase I remediation is complete and the County received a notice of no further action from NM Environment

Department. He said he has served as the liaison for the County and NM ED in this project.

NM ED representative Michelle Hunter said they were prepared to fund Phase II when EPA provides approval of the site's eligibility for NM ED's services. The County has responsible party status at the site because of the tanks that leaked. Her office is confident the project will attain eligibility. Assessment services are not necessarily dependent on who is the responsible party. If the County hires another firm to develop the site, that firm will be eligible for cleanup funds from the State. Ms. Hunter said she has had conversations with the City about the site and they appear ready to help the County to acquire the cleanup funds. The City can apply for the fund and manage the grant funds for the County.

Ms. Hunter expected the eligibility determination by the end of October.

Commissioner Stefanics moved to authorize a traffic study if 1) it can be accommodated in-house or 2) if procurement is needed it be capped at \$10,000. Mr. Loewy seconded. The motion passed by unanimous [6-0] voice vote.

With Board consensus, Commissioner Stefanics directed staff to bring back at the next meeting: 1) a site map with possible options with or without the Clerk's voting machine facility, the populations that would be served and estimated costs; 2) discussion of zoning issues which will require the input of the Legal Department to determine the City's jurisdiction, 3) what the steps are regarding zoning if the City has jurisdiction, 4) what the steps are if the City has no jurisdiction and, 5) how the traffic study will be handled (in-house or contractor).

Commissioner Stefanics pointed out that the agenda should list these points as possible action items.

X. Public Comment

None were offered.

XI. Matters from the Board

None were offered.

XII. Executive Session

None was required.

XI. Adjournment

Having completed the agenda and with no further business to come before the Authority, Chairman Mayfield adjourned the meeting at approximately 11:15 a.m.

Approved by:

Daniel W. Mayfield, Chair
Housing Authority Board

ATTEST TO:

GERALDINE SALAZAR
COUNTY CLERK

Respectfully submitted by:

Karen Farrell, Wordswork

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

Date: October 16, 2014

To: Santa Fe County Housing Authority Board

From: Marcus MacDonald, Accountant Senior, SFCHA

Re: Budget Adjustment Resolution for Fund 229

The Santa Fe County Housing Authority would like to utilize home sales proceeds from fund 229 (Housing Assistance/Home Sales) in order to renovate a home designated for sale. The home is located at 2 Tusa Drive, at the Valla Vista Site. The total amount requested is \$53,000 (Fifty Three Thousand). The use of such funds is in accordance with Title 24, Part 906, Section 31 of the Code of Federal Regulations.

SANTA FE COUNTY

Page 1 of 2

RESOLUTION 2014 - HB

A RESOLUTION REQUESTING AUTHORIZATION TO MAKE THE BUDGET ADJUSTMENT DETAILED ON THIS FORM

Whereas, the Board of County Commissioners meeting in regular session on _____, did request the following budget adjustment:

Department / Division: CSD/Housing

Fund Name: Housing Assistance/ Home Sales

Budget Adjustment Type: Increase

Fiscal Year: 2015 (July 1, 2014 - June 30, 2015)

BUDGETED REVENUES: (use continuation sheet, if necessary)

FUND CODE XXX	DEPARTMENT/ DIVISION XXXX	ACTIVITY BASIC/SUB XXX	ELEMENT/ OBJECT XXXX	REVENUE NAME	INCREASE AMOUNT	DECREASE AMOUNT
229	0000	385	03-00	Budgeted Cash/ Federal Funds	\$53,000.00	
TOTAL (if SUBTOTAL, check here)						

BUDGETED EXPENDITURES: (use continuation sheet, if necessary)

FUND CODE XXX	DEPARTMENT/ DIVISION XXXX	ACTIVITY BASIC/SUB XXX	ELEMENT/ OBJECT XXXX	CATEGORY / LINE ITEM NAME	INCREASE AMOUNT	DECREASE AMOUNT
229	1930	471	80-01	Buildings and Structures	\$53,000.00	
TOTAL (if SUBTOTAL, check here)						

Requesting Department Approval: Deanne Long for JRP Title: Department Director Date: 10/14/14

Finance Department Approval: Deanne Long for JRP Date: 10/14/14 Entered by: _____ Date: _____

County Manager Approval: Deanne Long for JRP Date: 10/21/14 Updated by: _____ Date: _____

SANTA FE COUNTY

RESOLUTION 2014 - HB

ATTACH ADDITIONAL SHEETS IF NECESSARY.

DEPARTMENT CONTACT: Name: Marcus MacDonald Dept/Div: CSD/ Housing Phone No.: 505-995-9531

DETAILED JUSTIFICATION FOR REQUESTING BUDGET ADJUSTMENT (If applicable, cite the following authority: State Statute, grant name and award date, other laws, regulations, etc.):

- 1) Please summarize the request and its purpose.
This request is for the renovation of a public housing unit being transitioned into a home sales unit located at the VillaVista site, at address 2 Tusa Drive. The unit will be renovated and prepared for sale. The use of such funds is in accordance with Title 24, Part 906, Section 31 of the Code of Federal Regulations.

a) Employee Actions

Line Item	Action (Add/Delete Position, Reclass, Overtime)	Position Type (permanent, term)	Position Title

b) Professional Services (50-xx) and Capital Category (80-xx) detail:

Line Item	Detail (what specific things, contracts, or services are being added or deleted)	Amount

- 2) Is the budget action for RECURRING expense _____ or for NON-RECURRING (one-time only) expense X

SANTA FE COUNTY

RESOLUTION 2014 - HB

ATTACH ADDITIONAL SHEETS IF NECESSARY.

DEPARTMENT CONTACT:

Name: Marcus MacDonald Dept/Div: CSD/ Housing Phone No.: 505-995-9531

DETAILED JUSTIFICATION FOR REQUESTING BUDGET ADJUSTMENT (If applicable, cite the following authority: State Statute, grant name and award date, other laws, regulations, etc.):

- 3) Does this request impact a revenue source? If so, please identify (i.e. General Fund, state funds, federal funds, etc.), and address the following:
 - a) If this is a state special appropriation, YES NO NO X
If YES, cite statute and attach a copy.
 - b) Does this include state or federal funds? YES X NO NO
If YES, please cite and attach a copy of statute, if a special appropriation, or include grant name, number, award date and amount, and attach a copy of a award letter and proposed budget.
 - c) Is this request is a result of Commission action? YES NO NO X
If YES, please cite and attach a copy of supporting documentation (i.e. Minutes, Resolution, Ordinance, etc.).
 - d) Please identify other funding sources used to match this request.

SANTA FE COUNTY

RESOLUTION 2014 - _____ HB

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that the Local Government Division of the Department of Finance and Administration is hereby requested to grant authority to adjust budgets as detailed above.

Approved, Adopted, and Passed This _____ Day of _____, 2014.

Santa Fe Board of County Commissioners

Daniel W. Mayfield, Chairperson

ATTEST:

Geraldine Salazar, County Clerk

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Ron Pacheco
Executive Director

Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Memorandum

To: Santa Fe County Housing Authority Board

From: James R. Pacheco, Executive Director 

Date: October 22, 2014

Re: Approval of the Admissions and Continued Occupancy Policy (ACOP)

In March of 2008, the Housing Authority Board approved the Admissions and Continued Occupancy Policy (ACOP) used by staff to administer the Public Housing Program. HUD requires approval of the ACOP when significant changes to policies contained within are updated or changed. Since the last approval date, two significant changes have taken place. One of those changes was the new HUD Flat Rent Schedule and the inclusion of policies regarding the Violence Against Women Act (VAWA). The ACOP has been updated to include these changes and we are requesting approval of this document that will provide policy direction to staff administering the Public Housing Program for the county.

SANTA FE COUNTY

HOUSING AUTHORITY BOARD RESOLUTION NO. 2014-__HB

**A RESOLUTION APPROVING THE SANTA FE COUNTY HOUSING AUTHORITY'S
AMENDED ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)**

WHEREAS, the Public Housing Program was created by the U.S. Housing Act of 1937;

WHEREAS, the requirements of the Housing Act of 1937, as they apply to the Public Housing Program, are described in and implemented through the ACOP;

WHEREAS, the ACOP is required by the Department of Housing and Urban Development (HUD) and is the Santa Fe County Housing Authority's (SFCHA) written statement of policies used to operate the housing program in accordance with federal law and regulations, and HUD requirements;

WHEREAS, the Santa Fe County Housing Authority's ACOP was last approved and adopted on March 31, 2008 by the Santa Fe County Housing Authority Board;

WHEREAS, the Santa Fe County Housing Authority has reviewed and amended the ACOP in an effort to reflect any changes to the relevant provisions of the Code of Federal Regulations that have occurred since Santa Fe County approved its ACOP was approved on March 31, 2008, and a copy of the amended ACOP is attached hereto as Exhibit A; and

WHEREAS, pursuant to 24 C.F.R. §966.3 (1991), the ACOP procedures have been posted for a minimum of 45 days to give the community an opportunity to comment on the proposed amendments and no comments were received.

NOW THEREFORE BE IT RESOLVED that the Santa Fe County Housing Authority Board hereby approves and adopts the Amended Admissions and Continued Occupancy Policy attached hereto as Exhibit A, and said policy will be effective October 31, 2014.

APPROVED, ADOPTED, AND PASSED this 28th day of October, 2014.

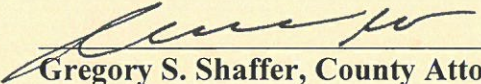
SANTA FE COUNTY HOUSING AUTHORITY BOARD

Daniel Mayfield, Chairperson

Attest:

Geraldine Salazar, County Clerk

Approved as to form:



Gregory S. Shaffer, County Attorney

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Ron Pacheco
Executive Director

Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Memorandum

To: Santa Fe County Housing Authority Board

From: James R. Pacheco, Executive Director *JP*

Date: October 22, 2014

Re: Approval of Housing Authority Flat Rent Schedule

In July, the Housing Authority Board approved the Flat Rent Schedule approved by HUD. The Flat Rent Schedule details the amount of rent that the housing authority will use to base monthly rental amounts for one, two and three bedroom homes under our administration. At that time the approved schedule did not include a deduction of the utility allowance (an estimated amount of money spent on monthly utility expenses) for each family in public housing. Since that time HUD has now allowed housing authority's to deduct the amount of the utility allowance when determining monthly rent for families. The replacement schedule submitted as Exhibit A takes into consideration the Flat Rent Schedule with the utility allowance adjustment included.

SANTA FE COUNTY

HOUSING AUTHORITY BOARD RESOLUTION NO. 2014- HB

A RESOLUTION AMENDING RESOLUTION 2014-09HB TO REPLACE EXHIBIT A

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 mandated that Housing Authorities establish flat rents for families living in public housing;

WHEREAS, the Santa Fe County Housing Authority Board, by Resolution No. 2014-09HB, established flat rents which were to go into effect on October 31, 2014;

WHEREAS, the flat rent schedule attached as Exhibit A to Resolution No. 2014-09HB was incorrect and should be replaced with the flat rent schedule attached hereto as Exhibit 1.

NOW THEREFORE BE IT RESOLVED, that the Santa Fe County Housing Authority Board hereby amends Resolution 2014-09HB by replacing Exhibit A thereto in its entirety with Exhibit 1 to this Resolution.

APPROVED, ADOPTED, AND PASSED this 28th day of October, 2014.

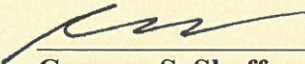
SANTA FE COUNTY HOUSING AUTHORITY BOARD

Daniel W. Mayfield, Chairperson

Attest:

Geraldine Salazar, County Clerk

Approved as to form:



Gregory S. Shaffer, County Attorney

**SANTA FE COUNTY HOUSING AUTHORITY
FLAT RENTS FOR THE PUBLIC HOUSING PROGRAM
EFFECTIVE OCTOBER 31, 2014**

VALLE VISTA HOUSING SITE

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$539	\$637	\$830	\$862

JACOB D. MARTINEZ HOUSING SITE

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$546	\$641	\$843	\$865

SANTA CRUZ HOUSING SITE

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$582	\$684	\$932	\$981	\$1049



Santa Fe County Housing Authority
Housing Development Project
Galisteo Road Property

Background

In 2008, a Strategic Affordable Housing Plan for Santa Fe County (County) was developed. The plan considered multiple locations within the County for the development of a County Housing project.

The plan's top choice based, upon a site matrix evaluation, was the Santa Fe County Galisteo Road property known as the old Public Works site.

Site

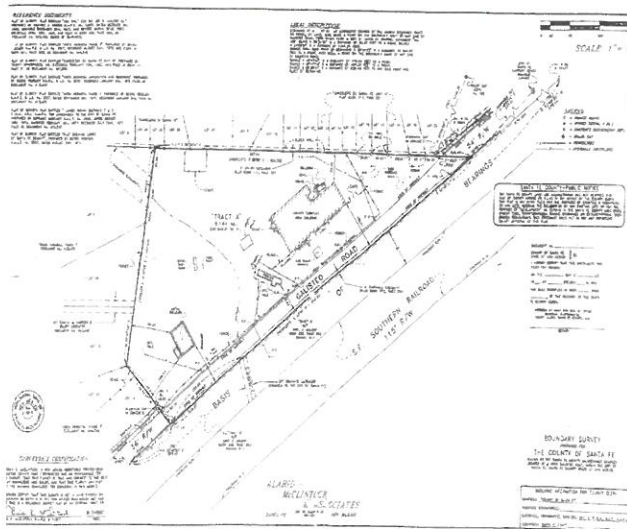
The County owned Site consists of 6.144 acres located within the municipal boundaries of the City of Santa Fe and has existing infrastructure to and within the site, including gas, sewer, electricity and water.

The Site contains a 14,718 sq. ft. building, which is utilized by the County Clerk's Office – Bureau of Elections Voting Machine Section and the Public Works Department's Facility and Operation Maintenance Division.

If directed, staff will find alternative locations for the existing functions.

In addition, the Site has three out-buildings used for storage and a care-takers residence.

Additionally, based upon the previous use of the Site, environmental remediation will be required prior to the development of any project.



Project

The Santa Fe County Housing Authority is contemplating the development of a housing development consisting of low-income, public, senior, and veteran housing.

Density

Based upon the initial/draft development pro-forma, a maximum of sixty (60) dwellings would be proposed for the site, of which a minimum of twenty percent (20%) would be required to be designated for low income residents.

Utilizing the existing current City of Santa Fe zoning designation of R-1 (one unit/acre), the maximum number of developable dwelling units for the site is six (6) dwelling units. Other City multi-family zoning districts surround the subject property that would permit a development of the size contemplated.

It is recommended that the property be rezoned and that the County seek a zoning designation of either R-10 (10 units/acre) or R-12 (12 units/acre).



Preliminary Development Plan Options

Proposed Mixed-Housing Project						
Project Size	Project 1		Project 2		Project 3	
	Low-Income Units	Sq.Ft.	Senior Units	Sq.Ft.	Households w. Children	Sq.Ft.
Total Units	60		60		60	
1 Bedroom (600-700 sq.ft.)	39	27,300	45	31,500	42	29,400
2 Bedroom (750-850 sq.ft.)	21	17,850	15	12,750	*12 Units Max.	10,200
3 Bedroom (1,000 - 1,100 sq.ft.)	0	0	0	0	*6 Units Max.	6,600
		45,150		44,250		46,200
Laundry Facility		1,000		1,000		1,000
Community/Office Space		1,000		1,000		1,000
Total Estimated Sq. Ft.		47,150		46,250		48,200
Project Anticipated Sq. Ft.		53,000		53,000		53,000

Type of Development	Requirements for Tax Credits
<i>(Only Can Choose One)</i>	
Senior Households	Does Not Specify
Households w. Children	15 Units Reserved ≤ # units possible
Special Needs	12 Units Reserved ≤ # units possible
Can be Combined with Projects	
Fair Market Rent Households	9 Units Reserved ≤ Units for FMR
Project Based Vouchers	Units unless elderly, disabled, or special needs ≥ 15 units Reserved
Required	
20/50 Election for Qualifications	12 ≤ Units with Income below 50% AMI
Laundry Facility	Site Office (200 sq.ft. ≤) and Maintenance Room (100 sq.ft. ±)
Community/Office Space	No Restrictions Available

If Project 1 Low Income Multifamily is selected as the viable development solution, the following illustrates the annual potential project income for the project:

Project 1: Low-Income Multifamily			
1 Bedroom (600 - 700 sq.ft.)	39		
2 Bedroom (750 - 850 sq. ft.)	21		
3 Bedroom (1,000 - 1,100 sq.ft.)	0		
Total Units	60		
Fair Market Rent			
	Units	Rent	Total Annually
1 Bedroom (600 - 700 sq.ft.)	5	\$ 742	\$ 44,520
2 Bedroom (750 - 850 sq. ft.)	4	\$ 807	\$ 38,736
3 Bedroom (1,000 - 1,100 sq.ft.)	0	\$ -	\$ -
Total	9	\$ 1,549	\$ 83,256
Low Income 50% ≥ AMI			
	Units	Rent	Total Annually
1 Bedroom (600 - 700 sq.ft.)	34	\$ 613	\$ 250,104
2 Bedroom (750 - 850 sq. ft.)	17	\$ 735	\$ 149,940
3 Bedroom (1,000 - 1,100 sq.ft.)	0	\$ -	\$ -
Total	51	\$ 1,348	\$ 400,044
Total	60	\$ 2,897	\$ 483,300

Formatted: Font color: Text 1

This data provides initial concepts for preliminary review and will be subject to changes or modification based on additional information and direction from the Housing Board.

Preliminary Development Costs

Utilizing information gathered from the 2008 Strategic Affordable Housing Plan, and adjusted for inflation, the estimated development cost is **\$14,000,000**. This estimate includes soft and hard costs associated with the development and is based upon 68,000 sq.ft. of buildable space at \$205.88 sq.ft.

ACCRG/MIL Memorandum

To: Santa Fe County Housing Authority Board
From: Victor Gonzales, Project Manager
Via: James R. Pacheco, Executive Director
Date: 10/17/14
Re: CFP Report

Bathroom Remodels at Santa Cruz Site

The pre-bid meeting was held on Thursday, October 16, 2014. The last day for addendum issues is Friday, October 24, 2014. Bid opening will occur on Friday, November 7, 2014.

Home Sales Unit at Valle Vista Site

The home sales unit has been abated. An IFB will now be generated for the modernization of the unit.

Water Metering at the Santa Cruz Site

The Santa Cruz Boys and Girls Club and the Abedon Lopez Senior Center have been individual metered. Staff will monitor the amount of water used to pro-rate usage and bill each entity for usage.

Unit Turnaround

Three public housing units will be turned around by an outside contractor due to the severe damage of the units. One unit will require a complete bathroom remodel. Another unit will require an entire floor replacement. And the last unit will need major drywall and floor repair. The contractor will patch drywall, paint, and perform minor electrical repairs and minor plumbing in each of public housing units approved for this project. Both the interior and exterior of these units will be cleaned.

CFP GRANTS As of August 31, 2014			
Aggregate CFP Grants	Initial Grant	Expensed	Balance
Operations	143,117	66,645	76,472
Mgmt improvements	27,060	11,592	15,468
Administration	98,283	49,983	48,300
Fees & costs	0	-	0
Site improvements	68,380	52,905	15,475
Dwelling structures	602,387	342,612	259,775
Dwelling equipment	14,000	13,904	96
Non-dwelling eq&str	30,000	30,000	0
Total	983,227	567,641	415,586

42%

CFP 2011	Initial Grant	Expensed	Balance
Operations	28,785	28,785	0
Mgmt improvements	4,060	4,060	0
Administration	26,215	26,215	0
Fees & costs	0	-	0
Site improvements	50,000	50,000	0
Dwelling structures	153,098	150,310	2,788
Dwelling equipment	0	-	0
Non-dwelling eq&str	0	-	0
Total	262,158	259,370	2,788

1%

CFP 2012	Initial Grant	Expensed	Balance
Operations	31,832	31,832	0
Mgmt improvements	10,000	6,932	3,068
Administration	23,168	23,168	0
Fees & costs	0	-	0
Site improvements	0	-	0
Dwelling structures	152,687	149,834	2,853
Dwelling equipment	14,000	13,904	96
Non-dwelling eq&str	0	-	0
Total	231,687	225,671	6,016

3%

CFP 2013	Initial Grant	Expensed	Balance
Operations	33,900	6,028	27,872
Mgmt improvements	5,000	600	4,400
Administration	24,500	-	24,500
Fees & costs	0	-	0
Site improvements	10,000	2,905	7,095
Dwelling structures	141,602	42,468	99,134
Dwelling equipment	0	-	0
Non-dwelling eq&str	30,000	30,000	0
Total	245,002	82,001	163,001

67%

CFP 2014	Initial Grant	Expensed	Balance
Operations	48,600	-	48,600
Mgmt improvements	8,000	-	8,000
Administration	24,400	-	24,400
Fees & costs	0	-	0
Site improvements	8,380	-	8,380
Dwelling structures	155,000	-	155,000
Dwelling equipment	0	-	0
Non-dwelling eq&str	0	-	0
Total	244,380	-	244,380

100%

FISCAL YEAR 2015 CAPITAL FUND ANALYSIS

#####

CFP Year	Grant by Category	Grant Budget FY 2015	Project Description	HUD Category	FY2015 Expenditures	Grant Remaining 10/15/2014		Total Enbrd to Date	Total Expended to Date
						Un-Spent	Un-Enbrd		
2014	48,600	48,600	CFP coordinator s&b	1406 Operations	-	48,600	48,600	0.00	0.00
	8,000	8,000	CFP training	1408 Mgmt Improvements	-	8,000	8,000	0.00	0.00
	24,400	24,400	CFP coordinator s&b	1410 Administration	-	24,400	24,400	0.00	0.00
	20,000	20,000	Furnaces (10 units)	1460 Dwelling structures	-	20,000	20,000	0.00	0.00
	45,000	45,000	Cabinet replacement (12 units)	1460 Dwelling structures	-	45,000	45,000	0.00	0.00
	30,000	30,000	Modernization/Bath Remodels (12 units)	1460 Dwelling structures	-	30,000	30,000	0.00	0.00
	30,000	30,000	Unit turnaround (30 units)	1460 Dwelling structures	-	30,000	30,000	0.00	0.00
	30,000	30,000	Asbestos/Mold Abatement (8 units)	1460 Dwelling equipment	-	30,000	30,000	0.00	0.00
	8,380	8,380	Fencing & Gravel (2250 ft)	1460 Site Improvement	-	8,380	8,380	0.00	0.00
				1475 Non-Dwelling equipment	-	-	-	0.00	0.00
				Totals	0.00	244,380.00	244,380.00	0.00	0.00
			Obligation end 05/12/2016						
2013	33,900	33,900	CFP coordinator s&b	1406 Operations	2,917	30,983	30,983	2,916.77	2,916.77
	5,000	5,000	Staff training	1408 Mgmt Improvements	600	4,400	4,400	600.00	600.00
	24,500	24,500	CFP coordinator s&b	1410 Administration	3,111	21,389	21,389	3,111.31	3,111.31
	10,000	10,000	Re-roofing (2 units)	1460 Dwelling structures	-	10,000	10,000	0.00	0.00
	36,602	2,509	Cabinet replacement (10 units)	1460 Dwelling structures	-	2,509	2,509	34,093.04	34,093.04
	50,000	41,625	Modernization/Bath Remodels (12 units)	1460 Dwelling structures	-	41,625	41,625	8,374.84	8,374.84
	20,000	20,000	Unit turnaround (6 units)	1460 Dwelling structures	-	20,000	20,000	0.00	0.00
	25,000	25,000	Asbestos/Mold Abatement (3 units)	1460 Dwelling equipment	-	25,000	25,000	0.00	0.00
	10,000	7,095	Fencing (2250 ft)	1460 Site Improvement	-	7,095	7,095	2,904.62	2,904.62
	30,000	-	Vehicle Purchase (2 units)	1475 Non-Dwelling equipment	-	-	-	30,000.00	30,000.00
				Totals	6,628.08	163,001.42	163,001.42	82,000.58	82,000.58
			Obligation end 09/08/15						
2012	31,832	-	CFP coordinator s&b	1406 Operations	-	(0)	(0)	31,832.00	31,832.00
	10,000	4,643	Staff training	1408 Mgmt Improvements	1,575.00	3,068	3,068	6,932.40	6,932.40
	23,168	3,818	CFP coordinator s&b	1410 Administration	3,818.35	0	0	23,167.92	23,167.92
	20,000	2,852	Re-roofing (5 units)	1460 Dwelling structures	-	2,852	2,852	17,147.73	17,147.73
	101,687	-	Cabinet replacement	1460 Dwelling structures	-	-	-	101,687.00	101,687.00
	25,000	-	Modernization (1 unit)	1460 Dwelling structures	-	-	-	25,000.00	25,000.00
	6,000	1	Water heaters (18)	1460 Dwelling structures	-	0.6	0.6	5,999.40	5,999.40
	14,000	13,716	Stoves/Refrigerators (15/20)	1460 Dwelling equipment	13,620	96	96	13,904.00	13,904.00
				Totals	19,013.35	6,016.43	6,016.43	225,670.85	225,670.85
			Obligation end 3/11/14						
2011	28,785	2,788	CFP coordinator s&b	1406 Operations	-	2,788	2,788	25,997.00	25,997.00
	4,060	-	Staff training	1408 Mgmt Improvements	-	-	-	4,060.00	4,060.00
	26,215	-	CFP coordinator s&b	1410 Administration	-	-	-	26,215.00	26,215.00
	50,000	-	Sewer replacement	1450 Site Improvement	-	-	-	50,000.00	50,000.00
	29,663	-	Re-stucco (6 units)	1460 Dwelling structures	-	-	-	29,663.00	29,663.00
	17,980	-	Re-roofing (5 units)	1460 Dwelling structures	-	-	-	17,980.00	17,980.00
	52,000	-	Cabinet replacement (13 units)	1460 Dwelling structures	-	-	-	52,000.00	52,000.00
	27,655	-	Asbestos/Mold Abatement (6 units)	1460 Dwelling structures	-	-	-	27,655.00	27,655.00
	6,000	0	Water heaters (18)	1460 Dwelling structures	-	0.33	0.33	5,999.67	5,999.67
	19,800	-	Unit Turnovers	1460 Dwelling structures	-	-	-	19,800.00	19,800.00
				Totals	-	2,788.33	2,788.33	259,459.67	259,459.67
			Disbursement end 8/2/15						
Totals	738,847	197,448			25,641	171,806	171,806	567,040.70	567,040.70

SANTA FE COUNTY HOUSING AUTHORITY
VACANCY REPORT
October 2014 – March 2015

	October	November	December	January	February	March
Total Units Available for Lease	199					
Units Off-line Due to Modernization or Home Sales	1					
Vacant Units (ready for occupancy)	0					
Total Vacant Units (preparing for occupancy)	8					
Vacant Units per Site						
<u>Valle Vista</u>	4					
<u>Santa Cruz</u>	2					
<u>Camino de Jacobo</u>	3					
Total Units Under Lease	190					
	5%					

Average Vacancy Rate FY14– 4%

Average Vacancy Rate FY15– 5%

October 20, 2014

Homesales

[illegible]

Santa Fe County Housing Authority
Vacancy and Unit Turnaround
Santa Cruz
October 20, 2014

Units / Modernization
Units / Make Ready
Units Ready for Lease Up
Scheduled Lease-up
Units Leased FY 2014-2015

Address	Bdrm Size	Move Out Date	Date to Maint	Date Unit Completed	Lease-Up Date	# of Days Lease-Up	Make Ready	# of Days Vacant	Tenant	Comment	Tentative Tenant	Comments
108 CDR	2	1/31/2014	1/31/2014	6/18/2014	7/31/2014	43	138	181	P Martinez	moved out		Moved with family (Medical)
101 CDR	2	3/18/2014	3/18/2014	5/27/2014	7/31/2014	65	70	135	G Benavidez	moved out		Moved with family
137 Q	3	4/28/2014	4/28/2014	10/6/2014	10/6/2014	0	161	161	L Valdez	moved out	M Armijo	10/6/2014
149 Q	2	5/1/2014	5/2/2014						J Martinez	moved out	F Munoz	Move with family (Medical)
157 Q	3	5/1/2014	5/2/2014	7/10/2014	7/17/2014	7	70	77	M Cuevas	Evicted	Florentina	Non-payment of rent
146 Q	2	7/9/2014	7/9/2014						K Tsoodle	Abandoned	V Vigil	7 Day Notice of Abandonment
106 CDR	2	8/1/2014	8/1/2014	8/18/2014	8/21/2014	3	17	20	J Balderamos	Abandoned	A Romero	7 Day Notice of Abandonment

[illegible]

Memorandum

To: Santa Fe County Housing Authority Board
From: Ron Pacheco, Executive Director, Santa Fe County Housing Authority *RP*
Date: 10/21/2014
Re: Director's Report

Annual Preventative Maintenance of Public Housing Units

With fall weather upon us, the maintenance team will be visiting public housing homes to inspect and perform preventative maintenance on all furnaces to prepare for the increased usage by families in the cold weather months. This preventative maintenance includes changing filters, cleaning and vacuuming the blower motors to maximize performance and efficiency. This preventative maintenance visit also includes checking light fixtures, electrical outlets and window latches to make sure these items are in good working order. During this process, the working condition of the appliances in the homes will also be checked for proper performance. This is an annual practice occurring at this time of year and we look forward to completing this important maintenance item at each public housing home.

The Housing Authority is Working on a Plan for Furnace Replacement at Each Housing Site

The furnaces at each housing site are nearing their useful life expectancy and should all be replaced in the next few years. Staff at the housing authority is working on a plan that will allow us to replace furnaces at each site in an efficient and organized process one site at a time. The plan calls for the furnaces at the Santa Cruz site to be addressed initially with the Jacob D. Martinez and Valle Vista sites addressed in each subsequent year. In working with the Purchasing Division the housing authority will provide information needed for the RFP process to proceed with the most efficient type of furnace for this use. The CFP funding source has been identified and staff is now preparing to move forward with the procurement process.

The Housing Authority has been Awarded Nine Additional VASH Vouchers

The Santa Fe County Housing Authority is the only agency in the area administering the VASH (Veterans Affairs Supportive Housing) Program. This program works to house homeless veterans and provide support for those families or individuals who participate. Housing Authority staff work collaboratively with Veterans Affairs staff to administer this program. With these nine (9) additional vouchers the Housing Authority is now administering a total of forty-four (44) VASH Program vouchers.

UTILIZATION OF HOUSING CHOICE VOUCHERS (HCV) FOR HUD FY15

	JULY 2014	AUG. 2014	SEPT. 2014	OCT. 2014	NOV. 2014	DEC. 2014	JAN. 2015	FEB. 2015	MAR. 2015	APR. 2015	MAY 2015	JUNE 2015
HOUSING CHOICE VOUCHER (SECTION 8) LEASED	216	218	220	220								
VASH (VETERANS) LEASED	33	31	32	33								
HOUSING CHOICE VOUCHER (SECTION 8) SEARCHING	13	14	18	22								
VASH (VETERANS) SEARCHING	2	4	3	11								
TOTAL	264	267	273	286								

TOTAL HCV PER ACC 241
 TOTAL VASH PER ACC 44
 TOTAL VOUCHERS 285

AVERAGE TOTAL OF
 VOUCHERS 7/2014 - 10/2014 273

**Housing Programs
Actual vs Budget
September 2013**

HCV & VASH Fiscal YTD				
	Actual	Budget	Better/ (Worse)	% Rem.
Revenue				
Repayment agreement	985	2,500	(1,515)	61%
Investment income	0	0	0	N/A
Port-in vouchers	37,225	30,000	7,225	-24%
Port-in admin fees	2,939	5,000	(2,061)	41%
Housing assist. pmt	184,588	485,832	(301,244)	62%
FSS coordinator grmt	0	0	0	N/A
Admin fees	50,072	53,295	(3,223)	6%
Total revenue	275,810	576,627	(300,817)	52%
Expenditure				
Salaries & benefits	58,913	62,760	3,847	6%
Travel	0	138	138	100%
Vehicle expense	162	659	497	75%
Maintenance	0	0	0	N/A
Audit contract	0	511	511	100%
Software	3,000	750	(2,250)	-300%
Vouchers paid	312,203	687,776	375,573	55%
Admin fee port-out	3,217	6,667	3,449	52%
Supplies	0	625	625	100%
Utilities	1,433	2,300	867	38%
Seminars, dues, pstge	581	788	207	26%
Total expense	379,509	762,973	383,464	50%
Net	(103,699)	(186,346)	82,647	56%
UML	807	828	21	97%

Home Sales Fund Fiscal YTD			
	Original Amount	Used thru 10/1/2014	Balance Remaining
Site Improvements	1,000,000	255,155	744,845
Foreclosure Prevention	1,000,000	181,522	818,478

Printed on: 10/15/2014

LRPH Fiscal YTD				
	Actual	Budget	Better/ (Worse)	% Rem.
Revenue				
Rent, repayments, etc.	74,196	99,250	(25,054)	25%
Investment income	0	0	0	N/A
FSS coordinator grmt	(3,869)	0	(3,869)	N/A
Operating subsidy	44,960	120,250	(75,290)	63%
Total revenue	115,286	219,500	(104,214)	47%
Expenditure				
Salaries & benefits	145,312	176,388	31,076	18%
Travel	0	0	0	N/A
Vehicle expense	3,661	4,961	1,300	26%
Maintenance	8,305	12,625	4,320	34%
Audit contract	852	213	(639)	-300%
Software	3,186	1,707	(1,479)	-87%
Other contractl svc	0	0	0	N/A
Supplies	1,984	1,388	(597)	-43%
Utilities	28,913	26,680	(2,233)	-8%
Utility reimbursmnts	3,956	5,000	1,044	21%
Seminars, dues, pstge	1,678	875	(803)	-92%
Insurance	12,866	9,857	(3,009)	-31%
Total ops expense	210,713	239,693	28,980	12%
Net before captl & RP	(95,427)	(20,193)	(75,234)	-373%
UML	0	597	(597)	
Capital expense	0	0	0	N/A
Stipends	500	1,181	681	58%
RP supplies	0	1,125	1,125	100%
RP capital expense	0	0	0	N/A
Total expense	211,213	241,999	30,786	13%
Net after capital & RP	(95,927)	(22,499)	(73,427)	-326%

CFP Fiscal YTD				
	Grants @ 7/1/13	10/1/2014 YTD	Grants @ 10/1/2014	
Revenue				
HUD subsidies	479,394	51,746	531,140	
Expenditure				
1406 Operations	60,617	6,028	66,645	
1408 Mgmt imprvmts	9,417	2,175	11,592	
1410 Administration	45,565	4,418	49,983	
1730 Fees & costs	0	0	0	
1450 Site imprvmts	52,905	0	52,905	
1460 Dwelling strctrs	342,612	0	342,612	
1465 Dwelling equip.	284	13,620	13,904	
1475 Non-dwllg equip	30,000	0	30,000	
Total expense	541,400	26,241	567,641	
Net	(62,006)	25,504	(36,501)	